

**CITY OF SANTA BARBARA
AIRPORT COMMISSION**

M I N U T E S

CALL TO ORDER

The Meeting on Wednesday, May 16, 2012 was called to order at 7:00 pm in the Airport Administration Conference Room at 601 Firestone Road, Santa Barbara, CA.

ROLL CALL

Airport Commissioners: **John Clark**
 Chris Colbert
 William Gilbert
 Patricia Griffin
 Bruce Miller
 Scott Tracy

Staff: **Hazel Johns**, Assistant Airport Director
 Tracy Lincoln, Airport Operations Manager
 Rebecca Fibley, Sr. Property Management Specialist
 Mabel Shatavsky, Airport Commission Secretary

Absent : **Karen Ramsdell**, Airport Director
 Kirk Martin, Commissioner

CHANGES TO THE AGENDA

Item 9 - Lease Agreement with Paysage, Inc., was pulled from the agenda.

PUBLIC COMMENT

1. No one wished to speak.

NOTICES

2. That on Thursday, May 10, 2012 at 6:00 pm, the Airport Commission Secretary duly posted this agenda on the bulletin board at Airport Administration.

ACTION: Presented.

MINUTES

3. SUBJECT: MINUTES

RECOMMENDATION: That Commission waive the reading and approve the minutes of the meeting of Wednesday, April 18, 2012.

ACTION: Motion/Second for approval of the minutes by Commissioners Miller/Tracy. Unanimous voice vote (Absent: Commissioners Colbert and Martin).

CONSENT CALENDAR

LEASE AGREEMENTS - Existing Tenants

4. SUBJECT: LEASE AMENDMENT AGREEMENT – AG RX

RECOMMENDATION: That Council Approve and authorize the Airport Director to execute a Lease Amendment Agreement to Lease No. 22980, with Ag Rx, a California Corporation, amending Article 5, "RENTAL", Article 10, "LIABILITY: INSURANCE AND INDEMNIFICATION", and Article 24, "DAMAGE OR DESTRUCTION", to make an early market rate adjustment to the rent and update the terms of the Lease.

Approved the recommendation; Agreement No. 201208

5. SUBJECT: LEASE AMENDMENT AGREEMENT – L3 COMMUNICATIONS, MARIPRO, INC.

RECOMMENDATION: That Commission approve and authorize the Airport Director to execute a Lease Amendment Agreement with L3 Communications MariPro, Inc., a California Corporation, amending Article 3, "TERM" of Lease Agreement No. 201049, to extend the lease until July 31, 2013.

Approved the recommendation; Agreement No. 201209

6. SUBJECT: LICENSE AMENDMENT AGREEMENT – TRANSPORTATION SECURITY ADMINISTRATION

RECOMMENDATION: That Commission approve and authorized the Airport Director to execute a License Amendment Agreement with United States of America, Transportation Security Administration (TSA), to provide new exhibits reflecting reimbursable expenses in the amount of \$2,573.82 per month for providing electricity and janitorial services for the passenger and baggage screening area in the new Airline Terminal.

Approved the recommendation; Agreement No. 201210

7. SUBJECT: LEASE AGREEMENT WITH CARPINTERIA MOTOR TRANSPORT (CMT)

RECOMMENDATION: That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with Carpinteria Motor Transport, a California S Corporation, for 10,000 square feet of paved land, at 150 David Love Place, at the Santa Barbara Airport, effective May 1, 2012, for a monthly rental of \$1,500, exclusive of utilities.

Approved the recommendation; Agreement No. 201211

8. SUBJECT: LEASE AGREEMENT – FREEDOM PHOTONICS, LLC

RECOMMENDATION: That Commission approve and authorize the Airport Director to execute a Lease Agreement with Freedom Photonics, LLC, a California Limited Liability Company, for 3,042 square feet of research & development space, at 90 Dean Arnold Place, at the Santa Barbara Airport, for a term of one-year with one (1) one-year option, effective May 1, 2012, for a monthly rental of \$3,179, exclusive of utilities.

Approved the recommendation; Agreement No. 201212

10. SUBJECT: APRIL PROPERTY MANAGEMENT REPORTS

RECOMMENDATION: That Airport Commission receive the Airport Property Management Reports.

ACTION: Motion/Second for approval of the consent calendar by Commissioners Gilbert/Griffin. Unanimous voice vote (Absent: Commissioners Colbert and Martin).

LIAISON REPORTS

City of Santa Barbara Liaison Councilmember Frank Hotchkiss

City of Goleta Liaison Councilmember Roger Aceves

ACTION: Presented.

Commissioner Colbert entered the meeting at 7:04 p.m.

ADMINISTRATIVE REPORT

11. SUBJECT: PARKING MANAGEMENT AND OPERATION REQUEST FOR PROPOSALS

RECOMMENDATION: That Airport Commission receive a status report on the solicitation process for the management and operation of the public parking lots and shuttle service at the Airport.

ACTION: Presented.

12. SUBJECT: COMMERCIAL GROUND TRANSPORTATION PROGRAM

RECOMMENDATION: That Airport Commission receive a status report on the development and implementation of the Commercial Ground Transportation Program.
– Airport Operations Manager, Tracy Lincoln

ACTION: Presented.

13. SUBJECT: LEASE AGREEMENT – BETH HARAKE, DBA SANTA BARBARA STAGING

RECOMMENDATION:

That Commission approve and authorize:

A. An exemption to the storage rate of \$.68, established by Airport Commission in June 2011, to permit a space, which has been vacant for more than a year, to be leased at the rate of \$.649; and

B. Authorize the Airport Director to execute a month-to-month Lease Agreement with Beth Harake, a Sole Proprietor, dba Santa Barbara Staging, for 1,560 square feet of storage in Building 251, at 400-A Robert Marxmiller Place, at the Santa Barbara Airport effective June 1, 2012, for a monthly rental of \$1,000, exclusive of utilities.

ACTION: Motion/Second for approval by Commissioners Colbert/Miller. Unanimous voice vote (Absent: Commissioner Martin).

14. SUBJECT: WAIVER OF T-HANGAR LOTTERY

RECOMMENDATION: That Airport Commission waive Article II, "Lottery", Sections B. "Periodic Lottery" and C. "General" of the T-Hangar License Agreement, Exhibit B, "Waiting List Policies and Procedures" to allow a qualified applicant to take possession of T-Hangar 12, which is currently vacant.

ACTION: Motion/Second for approval by Commissioners Tracy/Clark. Unanimous voice vote (Absent: Commissioner Martin).

15. SUBJECT: YOUNG EAGLES DAY - THE EXPERIMENTAL AIRCRAFT ASSOCIATION (EAA)

RECOMMENDATION: That Airport Commission receive an oral report on the Young Eagles Day held on Saturday, April 28, 2012 – Carl Hopkins, President of the Santa Barbara Chapter of the EAA.

ACTION: Presented.

DIRECTOR'S REPORT

16. A. Airport Operations
- Passenger Count
 - Aircraft Operations
 - Air Freight
- B. Programs
1. Air Service
 2. Communications Program
 3. Master Plan RFQ
 4. Property Management
 5. Airline Terminal Public Arts Program

- C. Capital Projects
 - 1. Airport Terminal Improvement Project
- D. Council Actions

ACTION: Presented.

ADJOURNMENT

7:33 p.m., on order of Chair Clark.

Hazel Johns, Assistant Airport Director

Mabel Shatavsky, Recording Secretary